

Roll #
105131002022500

LOCATION

Note: S.L. - Shadow Lake



Legend

- Road Centreline
- Upper Municipalities
- Lower Tier Municipalities
- Property ROLL#
- Lots and Concessions

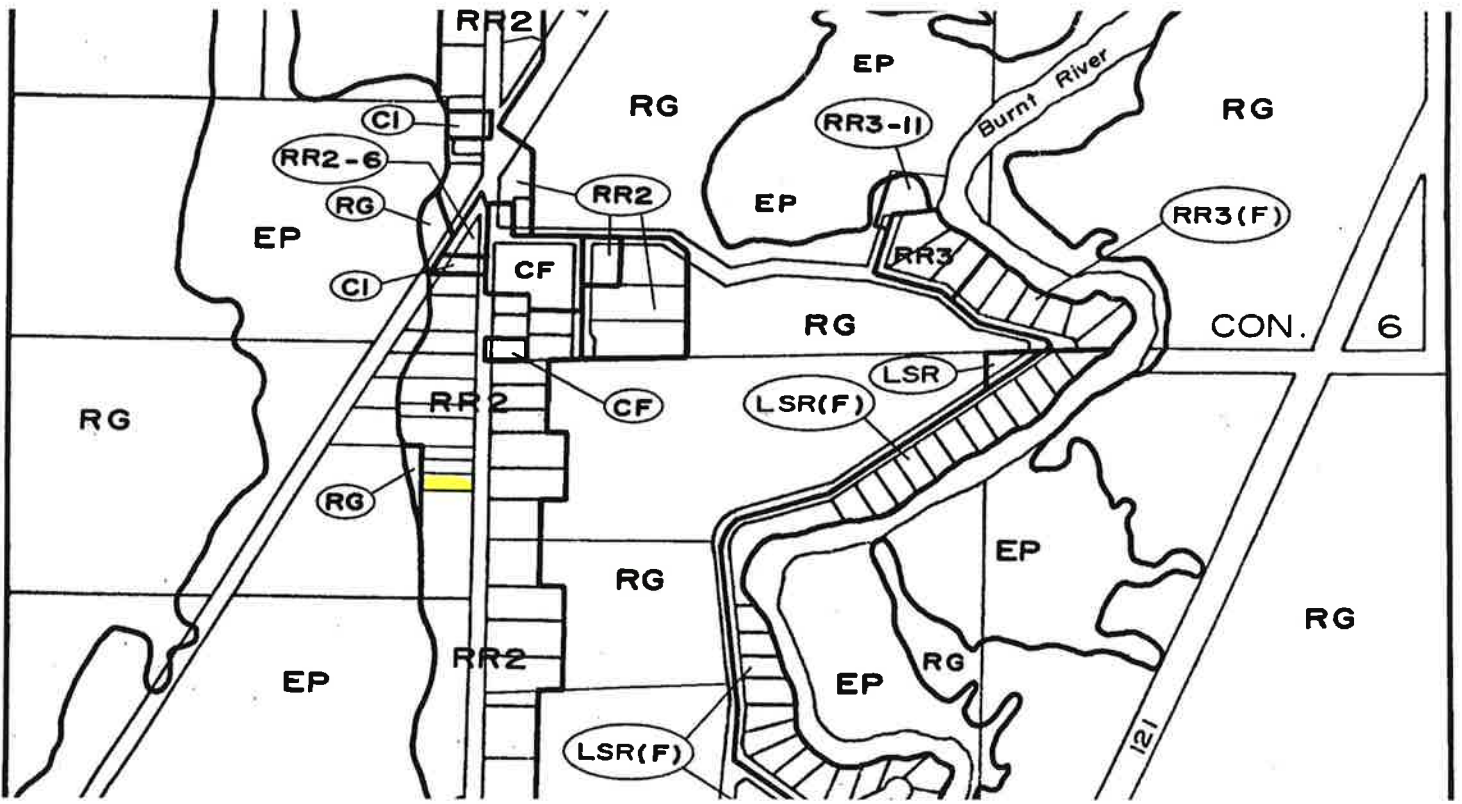
Notes

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SECTION 3

RURAL RESIDENTIAL TYPE TWO (RR2) ZONE

3.1 RR2 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Rural Residential Type Two (RR2) zone, except for one or more of the following uses:

- a. Single detached dwelling
- b. Home occupation
- c. Park

3.2 RR2 ZONE REQUIREMENTS

In a Rural Residential Type Two (RR2) zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

a.	Lot Area (min. per d.u.)		
	i. Serviced with municipal sewers and a communal water system	460 sq.m	(4,955 sq.ft)
	ii. Serviced with municipal sewers only	830 sq. m	(8,935 sq.ft)
	iii. Serviced with a communal water system only	1,700 sq.m	(18,300 sq.ft)
	iv. Serviced with a private well and private waste disposal system	2,000 sq.m	(21,530 sq.ft)
b.	Lot Frontage (min.)		
	i. Serviced with municipal sewers and communal water system	15 m	(50 ft)
	ii. Serviced with municipal sewers only	17 m	(55 ft)
	iii. Serviced with a communal water system only	25 m	(82 ft)
	iv. Serviced with a private well and private waste disposal system	30 m	(100 ft)
	v. Notwithstanding preceding clauses "i." through "iv.", any lot with a shore lot line	30 m	(100 ft)
c.	Minimum front yard	7.5 m	(25 ft)
d.	Minimum rear yard	7.5 m	(25 ft)
e.	Minimum flankage yard	7.5 m	(25 ft)
f.	Minimum water setback	15 m	(50 ft)
g.	Maximum lot coverage	30 %	
h.	Maximum height	11 m	(36 ft)
i.	Minimum dwelling unit floor area	60 sq.m	(645 sq.ft)

- j. Minimum side yard: shall be 3 metres (9.8 ft) on one side, 1.2 metres (4 ft) on the other side plus 1 metre (3.3 ft) for each additional or partial storey above the first.
- k. Maximum number of dwelling units per lot 1

3.3 RR2 EXCEPTION ZONES

3.3.1 RURAL RESIDENTIAL TYPE TWO EXCEPTION ONE (RR2-1) ZONE (Lot 36, Front Range)

- a. Notwithstanding articles 3.2 a., b. and j., land zoned "RR2-1" shall be subject to the following zone requirements:

i.	Minimum lot area	3,000 sq.m	(32,295 sq.ft)
ii.	Minimum lot frontage	80 m	(263 ft)
iii.	Minimum eastern side yard	12 m	(40 ft)
iv.	Minimum western side yard	22.9 m	(75 ft)

3.3.2 RURAL RESIDENTIAL TYPE TWO EXCEPTION TWO (RR2-2) ZONE (Lot 7, Con B)

- a. Notwithstanding articles 3.2 a. and b., land zoned "RR2-2" shall be subject to the following zone requirements:

i.	Minimum lot area	1,951 sq.m	(21,000 sq.ft)
ii.	Minimum lot frontage	27 m	(90 ft)

3.3.3 RURAL RESIDENTIAL TYPE TWO EXCEPTION THREE (RR2-3) ZONE (Lot 39, Front Range)

- a. Notwithstanding articles 3.2 a., c. and e., land zoned "RR2-3" shall be subject to the following zone requirements:

i.	Minimum lot area	1,850 sq.m	(19,915 sq.ft)
ii.	Minimum front yard	9 m	(30 ft)
iii.	Minimum flankage yard	9 m	(30 ft)

3.3.4 RURAL RESIDENTIAL TYPE TWO EXCEPTION FOUR (RR2-4) ZONE (Lot 2, Con 14)

- a. Notwithstanding articles 3.2 a., b., i. and j., land zoned "RR2-4" shall be subject to the following zone requirements:

i.	Minimum lot area	3,344 sq.m	(36,000 sq.ft)
ii.	Minimum lot frontage	55 m	(180 ft)
iii.	Minimum side yard	4.5 m	(15 ft)
iv.	Minimum dwelling unit area	59 sq.m	(635 sq.ft)